

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

J A N U A R Y 1 9 , 2 0 0 6

The regular meeting of the City Planning Commission and public hearing convened at 1:35pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Leslie Gentile, Nick Sramek
Charles Winn, Mitch Rouse
Morton Stuhlbarg

ABSENT: EXCUSED: Charles Greenberg, Matthew Jenkins

ACTING CHAIRMAN: Leslie Gentile

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Jeff Winklepleck, Planner
Lemuel Hawkins, Planner
Monica Mendoza, Planner
Steve Valdez, Planner

OTHERS PRESENT: Lisa Peskay Malmsten, Deputy City Attorney
Kathy Brown, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was led by Commissioner Stuhlbarg.

M I N U T E S

The minutes of November 3, 2005 were approved on a motion by Commissioner Sramek, seconded by Commissioner Winn and carried 5-0. Commissioners Greenberg and Jenkins were absent.

The minutes of December 1, 2005 were approved on a motion by Commissioner Winn, seconded by Commissioner Rouse, and carried 5-0. Commissioners Greenberg and Jenkins were absent.

The minutes of December 15, 2005 were approved on a motion by Commissioner Winn, seconded by Commissioner Sramek, and carried 5-0. Commissioners Greenberg and Jenkins were absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

At the request of an audience member, Item 1F was removed from the Consent Calendar.

Commissioner Sramek then moved to approve Items 1A, 1B, 1C, 1D, 1E and 1G of the Consent Calendar as presented by staff with modified conditions for Item 1C. Commissioner Rouse seconded the motion, which passed 5-0. Commissioners Greenberg and Jenkins were absent.

1A. Case No. 0503-37, CE 06-02, Site Plan Review, Tentative Parcel Map

Applicant: Gary Lamb, Interstices, Inc.
Subject Site: 217 & 223-231 Linden Avenue(Council Dist. 2)
Description: Request for approval of a Site Plan Review and Tentative Parcel Map No. 0503-37 for construction of a three-story, four-unit condominium development with a nine-car garage and a request to adjust the lot line between 217 & 223 Linden Avenue.

Approved the Site Plan Review and Tentative Parcel Map No. 0503-37, subject to conditions.

1B. Case No. 0510-38, CE 05-213, Tentative Tract Map

Applicant: Robert Vargo, Subtec
Subject Site: 4112 East 7th Street (Council District 3)
Description: Request for approval of Tentative Tract Map No. 064914 to convert an existing eight unit apartment building into condominiums.

Approved Tentative Tract Map No. 064914, subject to conditions.

1C. Case No. 0510-41, CE 05-278, Conditional Use Permit, Local Coastal Development Permit

Applicant: Norm McLeod
Subject Site: 3515 East Ocean Blvd. (Council District 3)
Description: Request for approval of Conditional Use Permit to construct and maintain a roof-mounted cellular and personal communication facility on an existing apartment building.

Approved the Conditional Use Permit, subject to conditions.

1D. Case No. 0511-01, CE 05-214, Tentative Tract Map

Applicant: Joann Wahl
Subject Site: 307 Coronado Avenue (Council District 2)
Description: Request for approval of Tentative Tract Map No. 064630 to convert an existing four unit building into condominiums.

Approved Tentative Tract Map No. 064630 subject to conditions.

1E. Case No. 0511-13, CE 05-223, Vesting Tentative Parcel Map No. 064749

Applicant: Tony Amer
Subject Site: 613 West 3rd Street (Council District 1)
Description: Request for approval of Vesting Tentative Parcel Map No. 064749 to subdivide a four unit building currently under construction for condominium purposes.

Approved Vesting Tentative Parcel Map No. 064749 subject to conditions.

1F. Case No. 0511-16, CE 05-235, Vesting Tentative Tract Map. No. 065046

Applicant: Adrienne Bridges
Subject Site: 1705 East 10th Street (Council District 2)
Description: Request for approval of Waived Vesting Tentative Map No. 065046, to convert an existing eighteen-unit apartment building into condominiums.

Item #1F removed to the regular agenda.

1G. Case No. 0511-17, CE 05-236, Tentative Tract Map No. 065045

Applicant: Adrienne Bridges
Subject Site: 750 Rose Avenue (Council District 2)
Description: Request for approval of Vesting Tentative Tract Map No. 065045 to convert an existing twenty-six unit apartment building into condominiums.

Approved Vesting Tentative Tract Map No. 065045 subject to conditions.

R E G U L A R A G E N D A

1F. Case No. 0511-16, CE 05-235, Vesting Tentative Parcel Map. No. 065046

Applicant: Adrienne Bridges
Subject Site: 1705 East 10th Street (Council District 2)
Description: Request for approval of Waived Vesting
Tentative Map No. 065046, to convert an existing eight-unit
apartment building into condominiums.

Planner Steve Valdez presented the staff report recommending approval of the request since it met subdivision and zoning regulations and would provide increased home ownership opportunities in the City.

Vickie Johnson, 1046 Minerva Place, area resident, expressed concern that the project was actually underparked.

Adrienne Bridges, 1705 East 10th Street, applicant, explained that some of the parking was inside the complex giving the appearance of being underparked.

Commissioner Gentile suggested that Ms. Johnson review the site plan to confirm that there was enough parking.

Commissioner Sramek moved to approve the Waived Vesting
Tentative Tract Map No. 065046, subject to conditions.
Commissioner Rouse seconded the motion, which passed 5-0.
Commissioners Greenberg and Jenkins were absent.

2. DISCUSSION ITEM - Promenade Landscape Master Plan

Jae VonKlug, Redevelopment Project Officer, discussed the scope of the project.

Jon Cicchetti, landscape architect, presented drawings of the project, and described the overall landscape plan, explaining the historical framework of the designs and the public art aspect.

Don Darnauer, West End Community Association, 618 Pine Avenue, expressed concerns about the security at the proposed amphitheater and the location of the mural.

Jae VonKlug explained that security at the amphitheater would be enhanced, and that they did not intend to change the location of the mural due to the moving cost and risk to the art itself.

Chairman Gentile made a suggestion about refining the gateway areas to balance the density of the design elements. Ms. VonKlug added that the gateway arches would probably be part of the public art program which would be defined in the next stage of the project.

Commissioner Sramek moved to receive and file the report.
Commissioner Rouse seconded the motion, which passed 5-0.
Commissioners Greenberg and Jenkins were absent.

3. Case No. 0507-29, EIR 47-86 (Certified); Modification to Approved Permit; Mitigated Negative Declaration No. 29-05

Applicant: Melissa Beeler
Subject Site: 5761 Colorado Street (Council District 3)
Description: Request for approval of a modification to an approved permit (Master Plan) to allow construction of a 16,422 square foot educational and cultural building at the Greek Orthodox Church.

Jeff Winklepleck presented the staff report recommending approval of the modification since the proposed building was consistent with the previously approved family center and was architecturally attractive while remaining in conformance with all applicable code requirements.

Falanai Ala, 2735 E. Hill Street, Signal Hill, project designer, explained how the design incorporated existing church elements.

Nick Monios, 2818 Monogram Avenue, spoke in favor of the project

Commissioner Winn moved to approve the modification to the approved permit (Master Plan) subject to conditions, and to certify Mitigated Negative Declaration ND 29-05. Commissioner Stuhlbarg seconded the motion, which passed 4-0-1. Commissioner Gentile abstained, and Commissioners Greenberg and Jenkins were absent.

4. Case No. 0511-23, CE 05-279, Conditional Use Permit

Applicant: Edward Gala
Subject Site: 5000 Lew Davis Street (Veterans Stadium)
(Council District 5)
Description: Request approval for a Conditional Use Permit to construct and maintain a 55' high ground-mounted cellular and personal communications services facility at Veterans' Stadium.

Lemuel Hawkins presented the staff report recommending denial of the request since the proposed monopole would be located very close to an existing non-stealth monopole onto which the carrier has the ability to co-locate with reduced overall visual impact.

Ed Gala, 310 Commerce, Irvine, 92602, Sprint Nextel, applicant, stated he disagreed with the staff recommendation because Nextel intended to serve Long Beach City College, who wanted radio coverage on their campus plus security lighting which would preclude co-location on the existing monopole.

In response to a query from Commissioner Rouse, Mr. Gala agreed that they could achieve all goals besides lighting the campus by co-locating on other monopole 100' away.

Commissioner Winn expressed concern that approval could be precedent setting. Mr. Hawkins confirmed that there was a lease agreement signed by the Board of Trustees from the College supporting the new light standard and the application submitted by Nextel.

Herbert Levi, 5153 Hanbury Street, said his informal survey of 12 nearby residents indicated only one was against the project, and the others would accept it if a monopalm or monopine was used.

Dave Velkov, 3854 Clark Avenue, suggested locating the monopole in a nearby parking lot, and expressed concern about potential glare and view blockage created by the proposed lighting.

Commissioner Winn moved to continue the item to the meeting of February 16, 2006, to allow staff to query Long Beach City College to see if they need the additional light pole and for the applicant to review the potential for colocation.
Commissioner Rouse seconded the motion, which passed 5-0.
Commissioners Greenberg and Jenkins were absent.

5. Case No. 0511-24, CE 05-242, Conditional Use Permit

Applicant: Jill Warino, Carlyne Woodruff
Subject Site: 5511 East Spring St. (Council District 5)
Description: Request for a Conditional Use Permit to allow expansion of an existing tavern (Tracy's Bar & Grill).

Monica Mendoza presented the staff report recommending approval of the permit since conditions relating to maintenance, loitering, hours, etc. would ensure that the proposed project would have minimal negative impacts on adjacent land uses.

Carlyne Galbraith-Woodruff, 5511 E. Spring Street, applicant, discussed their community outreach efforts and stated that their goal was to improve the bathroom area.

Commissioner Stuhlbarg noted that area residents have expressed concern about a nuisance created by bar patrons. Mrs. Woodruff claimed there had been no complaints against the bar by the police and that they had some security coverage provided by the landlord, as well as lighting and cameras.

John Taylor, 5514 Pageantry, asked for a 30-day continuance to allow area residents to meet with staff to discuss their concerns about ongoing noise and safety issues at the bar.

Helen Najar, 3337 San Anseline, testified in favor of the project, lauding the community involvement and projects fostered by the business owners.

Commissioner Stuhlbarg said that in his opinion, the noise or problems arising from bar patrons would not change due to the scope of this addition.

Commissioner Rouse suggested that residents use other avenues within the City government to deal with this issue, and not use this application to make small improvements to a business as leverage.

Commissioner Stuhlbarg moved to approve the Conditional Use Permit, subject to conditions. Commissioner Rouse seconded the motion, which passed 5-0. Commissioners Greenberg and Jenkins were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

Suzanne Frick introduced new Urban Design Officer Stephanie Reich.

Carolynne Bihn introduced new planners Jaime Ustin and Scott Kinsey.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 3:20pm.

Based on notes taken by Kathy Brown
Respectfully submitted,

Marcia Gold
Minutes Clerk